INE farm home for sale; bargain. ELFGREN, 3754 Grand Central Tor

acres, near Saratoga, stocked, equipped, andy loam farm, 50 acres tillable, reinder wood and pasture; 10 room house; od condition; furnished; 60 ft. barn, outuses: telephone; cash price \$5,500. H
RRIY, R. F. D., 2 Saratoga Springs, N. Y.

FOR SALE-Farm of 115 acres, ten room house, apple orchard and plenty of other full; quarter mile from two railroads; fine location; good grain farm; would make ex-cition summer home. CHARLES ROBE-

PARMS—Send 4 cent stamp for new cata-ogue. BATSON FARM AGENCY, 489 5th av.

ANTED-To lease farm, New York State or Connecticut preferred; if suited, will 15 to 50 acres; good house essential. In 16 to 50 acres; good house essential in 16 or 3 miles from railroads; state ross and particulars in first letter. Advess M., box B, Scaradale, N. Y.

SUBURBAN HOMES TO LET AND FOR SALE.

BAYSIDE, L. I. — Completely house, up to September 1; 25 min New York. Phone Bayside 1259.

SUBURBAN HOMES WANTED.

SUMMER RESIDENCES TO LET.

New Rochelle, furnished summer home.
Never offered for rent.
\$2,000 for four months.
Near golf course and tennis courts.
10 rooms, 2 baths, garage.
GEORGE NEIMAN, 522 5th av.

DUPLEX APARTMENT, in cooperatively owned apartment house; 8 rooms and 2 baths; in West 86th st.; will exchange for country place in Westchester country; value about \$30,000. For further particulars apply BRYAN L. KENNELLY, INC., Private Sales Department.

149 Broadway. Tel. Cort 1547.

Water front building; 100,000 feet space; Newark; consider exchange city or out of town property; brokers paid. WALTER SMITH, 188 Montague street, Brooklyn.

GREENWICH VILLAGE.

Two four story and basement tenements, 101 42×75, near 7th av. subway. 185-187 West Houston. Owner 187 West Houston.

REAL ESTATE WANTED.

TTENTION! IMMEDIATE DECISIONS!
Properties bought; large or small; all ash;
tate jowest price and particulars, otherwise
to attention. Y 2067 Herald, 280 Bway.

IN BAYSIDE, L. I., OR WEST-CHESTER COUNTY, A SEVEN ROOM HOUSE, 2 BATHS; GARAGE; NEAR STATION; NOT OVER \$15,000. Y 2070 HERALD, 280 E'WAY.

CASH for your tenement or avenue property; send full particulars, \$10,000 to \$55,000 for, investment, LEONARD MORIAN, 1819 Broadway.

CASH to purchase tenements, houses, total and apartment buildings; send particulars by letter. Apt. 22, 1326 Madison av.

EXPERT MANAGEMENT.

a tenement troubles, increased net incoxellent care; try it; all locations.
JUSTICE, Times Building.

Properties!!! Have \$95,000, all cash,
bargains. VAN-SCHURMAN, 50, E. 424.

PLAYE \$150,000 cash and Long Island estate: want investment building; only highest class. CLIFFORD VAN SCHURDAN, 50 East 424.

East 42d,

HOH'SE, barn and garden wanted, within cluty miles city; under \$6,000. Box 1102.

City Hall station, New York.

I am looking to purchase a 5 story apartment house, West Bronz preferred; will invest about \$18,000 to \$20,000, cash; state full particulars. E. H. SCHWAB, 283 E. 168th st.

I HAVE \$50,000 to invest in good real estate; offerings confidential. G 1003 Herald, Fulwanted, improved residential, vicinity aliting, about 50×100; give exact loca cash price. R 1829 Heraid, 16th st. EBERTAN CORP., 171 HROALWAY, UYS BARGAINS IN REAL ESTATE.

REAL ESTATE WANTED.

business buildings; 25 years' experience; ample security; best references. Y 2068 Herald, 280 Bway.

WANTED-At Forest Hills Gardens, L. L., plot about 60x100 ft.; corner preferred; state lowest price and terms. Box 14.

2 baths; subway station.

3 baths; subway station.

3 baths; subway station.

40 Brough of Brooklyn.

Borough of Brooklyn.

Bay RIDGE Section, 50th st., 421, Brooklyn.

Brown stone, box stoop, parior floor and stoop particular floor and stoo

Above 14th St. to 59th St. (Inclusive).

East River to North River.

BUILDING, 3 stories, 25x100, West 29th st. suitable for warehouse or storage reasonable rental; long or short term lease. Phone Chelsea 7762.

DAYLIGHT LOFTS.
Light four sides, large freight elevator, electricity, steam heat; 2,000-7,000 square feet; immediate possession. Engineer, 207-200 E. 49th st. Aca. 2754, owner.

DESK, furnished, or office space, also maliphone privileges. Phone messages attended to. Snite 508, 1 West 34th st.

FOR RENT—225 Lexington av. FOR RENT-225 Lexington av., story building, 26x94; immediate p

FOLSOM BROS., Inc., 127 E. 34th st.
LOFT, 25x109, with office, West 30th st.,
near freight terminals, 4100 monthly,
191 9th av., at 22d st.
LOFTS, \$50 to \$225, per month, 41 W. 21st
st. and 131 W. 24th st. SHARUM, 170

APTRACTIVELY furnished 2 room boust.

st. and 131 W. 24th st. SHARUM, 170 Broadway.

OFFICES, high class buildings, Times sq. district; 300 to 2,000 square feet. BILT-MORE REALTY CORP., Times Bidg. PLOT, 75x100, vacant, on West 24th st., near river; will lease for term or build to guit tenant. JOHN P. PEEL CO., 362 West 23d st.

private Office, 15:17, on seventh floor, opposite elevators, at 62 West 45th at.; freshly papered and painted; two windows; rent \$75, per month, including electric light and cleaning service; references, McA. CO. ROOMS adjoining decorator's studio; separate entrance; use of stenographer. PELL. Telephone 3142 Plaza.

STORE to let in high class building for milknery, novelty, antique shop; splendid opportunity for right party. BOUE SOEURS, 13 West both. Circle 3387.

Store, Lexington av, near 54th st.
Cigar Store, 32d at, near 5th sv.
Restaurant, complete, 38th st. near B'way,
J ARTHUR FISCHER, GOO Sixth av.
STORES, 7th av., 14th st., at subway station, excellent location, good leases, cheap rent. DUROSS, 155 W. 14th.

STH AV. compate W. 14th

tion; excellent location, good leases, cheap rent. DUROSS, 155 W. 14th.

3TH AV., epposite Waldorf, heart of city; 1,000 ft. of space; \$2.000; immediate posession only. Form. 0531 for particulars.

3IST, West, opposite Poat Office-House, suitable attention; 20 years lease. FOSTER, 724 8th av. Bryant 6200.

42D ST. STORE, East of Broadway.

10 East 43d st. Murray Hill 1614.

4TH, 20 W.—Loft; parlor floors large show window; suitable milling, decamaker.

47TH, northeast corner. 7th av.—Parlor floor for business. ENGLISH, 153 Broadway.

34TH ST. LARGE STORE,

TIER PALLON & KYLE CO.,
10 East 43d st. Murray Hill 1614.

151 WEST 48TH STREET.

near Broadway, desirable parlor floor, excellent business location. Suitable any business. Bont moderate. Posession. J. ARTHUR FISCHER, 600 6th av.

BUSINESS PLACES TO LET.

Above 59th St.-5th Av. to East Elver. 302 EAST 61ST ST.
To lease on favorable terms, 5 upper lofts;
all light; large electric elevator. F. A.
DRAKE, 19-25 W. 44th st. Murray Hill 2822.

PACTORY, enclosed driveway, electric ele-vator; 5 railroads; 2 blocks from river front. HILL, 140 Metropolitan av., Brooklyn, owner.

BUSINESS PLACES WANTED.

FOR LEASE-\$1,800

A rare opportunity to lease one of the best houses on Staton Island, situated at 14 Helair road, Rosebank, S. 1.; 7 bedrooms, 2 tiled bathrooms, 1 tiled shower room, large living room, dining room, tiled kitchen, hardwood floors, hot water heat; garage for 2 cars, heated by hot water; garden and chicken yard. ARTHUR G. THOMPSON, Rosebank, S. 1.

HOUSE, 7, 8 rooms, or 2 family, 11, 12 rooms, all improvements; ground preferred; reasonable rent; suburbs or upper Bronx; would consider purchase. C 1552 Herald, Bronx.

APARTMENTS OF QUALITY.
East, West Side. Long, short leases.
APARTMENT RENTING CO., INC.,
176 West 72d st. Phone Columbus 1277.

CENTRAL PARK WEST, 65, overlooking park; sacrifice eight rooms, two baths. KIRKPATRICK. Columbus 5962. FIFTH AVENUE CORNER (56th Street)—From two to six exceptionally large, light rooms, four baths; it subject to October Ist or shorter; furnished or unfurnished. BOOKMAN, Apt. 44, Hotel Langdon, 2 East 56th st., Plaza 8808. FOUR room furnished apartment for sale; steam heat and electric; rent \$65; fourth floor. CARL HEINRICH, 1126 Park av., be-tween 90th and 91st.

REFINED young woman share small fur-nished apt., \$60. Miss COLE, Schuyler \$120.

50TH ST., 6 West-Attractive furnished 4 rooms, large living room, two master bed-rooms, attchen, maid service, elevator; long, short lease. Telephone Circle 6273. 45TH ST., 119 WEST.—Two beautifully furnished rooms and bath.

HOBOKEN.—Two and three room apart ments, private bath; all conveniences within five minutes of Hudson Tube station adults preferred. MEYERS HOTEL, 3d and

APARTMENTS-UNFURNISHED

BACHELOR APARTMENTS,
24 West 45th street,
two rooms and bath;
maid and valet service;
rent \$1,500.
STREETON COMPANY,
3 East 45th street.
EAST 49TH ST. (2 Beckman place).—Parlor
and basement, corner; residential location.

hath, kitchenette; \$22. Supt.

24TH, 117 E.—Two rooms, kitchenette and bath; concessions until October. FOLSOM BROS., 127 East 34th st.

43D ST., 324 W.—4 rooms and bath; hot water; electricity.

53D ST., 143-147 EAST.

HIGH CLASS ELEVATOR APARTMENT, SIX ROOMS, ALCOVE AND BATH; EVERY IMPROVEMENT; ALL LIGHT; OCCUPANCY AT ONCE.

RENT \$1,980 A YEAR.

34TH STREET, 133 EAST.

Desirable apartment 2 rooms and bath, IMMEIJAATE POSSESSION; rent \$75.
FOLSOM BROS., INC., 127 E. 34th st.

55TH ST., 54 W.—Small apartments and

The street and street.

The street was talk street.

The street was and bath; artistically decorated; on wide thoroughfare; convenient to car and bus lines; few blocks to park entrance; references; \$75. See Supt.

148 E. 54th.—Three rooms and bath house keeping apartment, one flight up; new house. Phone Plaza 2100.

rent \$140-\$169.

MADISON AV., 691.—Two rooms and bath, telephone service if desired. HARRIS, VOUGHT & CO., 6 E. 46th st.

MADISON AV., 1160 (57th)—Elevator, seven sunny rooms, corner, maid's teilet, \$2,200. PARK AV., \$15 (75th st.)—Seven and \$ rooms with 3 baths; newly decorated; ready for immediate possession. Agent on premises. \$97H ST., 22 E.—Small apartments; two, three and four rooms; every convenience. O. D. & H. V. DIKE, 220 W. 42d Street, 116 East 83d st., near Park av.—New building, attractive, ready for occupancy now; 2 and 3 rooms, bath and kitchenette; every modern improvement. Apply on premises.

BUSINESS NOTES and TRADE NEWS

Under this head The New York Herald presents a daily column of business notes of particular interest to retail and wholesale merchants. The news items in this column cover a wide range of topics relative to market conditions, special offerings, new lines and novelties, style trends, prices, trade opinions, etc., in New York's principal lines of business.

DAILY IN

THE NEW YORK HERALD

THE ESPLANADE,
West End av. and 74th st.
WEST END AV., 255.—Unfurnished apartment, three rooms, kitchen and bath; high up, good view; southern exposure; reduction to October 1. See superintendent.
SOTH ST, 319 WEST.—Two rooms and bath; very attractive; immediate possession. Apply on premises.
STH, 46 WEST.—Modern apartment, 2 spacious sunny rooms; large closet, bath and clous sunny rooms; large closet, bath and 94TH, 308 WEST—Ground floor, eight large rooms, two baths, suitable doctor.
97TH, 308 West.—Five spacious rooms, elevator, southern exposure; unusual transit facilities.
111TH ST., 507 WEST—Riegant 6 rooms and bath; elevator apartment; all modern improvements; immediate possession; rent \$125.
118TH, 353 WEST (near park).—Sixth floor, 7 rooms, \$135; elevator, eteam, electricity.
Supt. Morningside 7190; Rhimelander 2650.

185TH, 601 W. (corner Broadway).—At sub-way station, elevator apartment, seven rooms, bath; large foyer. See Suct. 174TH ST., 500 WEST, corner St. Nicholas av.—Elevator; 5 large up to date rooms. Apply on premises. 181ST ST., 605 W.—Seven room apartment to lease; elevator; immediate possession; rea-somable rent. Apply Supt.

APARTMENTS FOR RENT.

FOREST HILLS GARDENS, L. I.
TENNIS APARTMENTS, by station.
Apply on premises.

premises.

ELEGANT 4 room apartment, new house steam heat, every modern improvement; stanitor service: Woodcliff, overlooking Hudson; \$55. Inquire LUNN, 146 Bergenine at the observing the stanitor service: Woodcliff, overlooking Hudson; \$55. Inquire LUNN, 146 Bergenine at the observing the stanitor service: Woodcliff, overlooking Hudson; \$55. Inquire LUNN, 146 Bergenine at the observing the stanitor service: Woodcliff, overlooking Hudson; \$150. Inquire to make the stanitor overlooking Hudson; \$150. In

APARTMENTS WANTED.

Eust Hide.

I froms, \$135; elevator, steam, electricity.

Supt. Morningside 7190; Rainelander 269.

Washington Heights, Above 153th St.

West of 8th Av.

AUDUBON AV., 450 (corner 187th).—High chas elevator apartments, 3 and 6 rooms; ilight and ality; 6 room apartments, 3 and 6 rooms; fight and ality; 6 room apartments, 3 and 6 rooms; for one premises.

AUDUBON PARK APARTMENTS, (opposite Hispanic Museum Grounds) 3750 Broadway, S. E. Cor, 186th st.

Desirable apartments, 5 rooms, \$115.

DYCKMAN ST., 209.

Ix rooms, high class apartment; \$30; city, butty combined; near subway. Supt.

IX large rooms, ground floor, south, front, sultable for dector or dentist. 548 et 1628 st., near Broadway. Phone Washers (Transport St.)

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IX large rooms, ground floor, south, front, sultable for dector or dentist. 548 et 1628 st., near Broadway. Phone Washers (Transport) ground phone from room, with lava 'ory'; grivatis house; gentlements (Transport) ground phone from room, with lava 'ory'; grivatis house; gentlements (Transport) ground phone from room, opposite from room, with lava 'ory'; grivatis house; gentlements (Transport) ground phone from room, opposite from room, with lava 'ory'; grivatis house; gentlements (Transport) ground phone from room, opposite from room, with lava 'ory'; grivatis house; gentlements (Transport) ground phone from room, and phone from room, with lava 'ory'; grivatis house; gentlements (Transport) ground phone from room, and phone from room, and phone from room, and phon

MICHAELS.

STTH ST., East.—Beautifully furn'shed room and bath in private dwelling; reasonable. Phone Vanderbilt 5010.

122D, 56 E.—Well furnished rooms, all conveniences; telephone, electricity; reasonable, SCANLON.

PROADWAY.—Artistically furnished large room, southern exposure, private bath; everything for refined gentlemen; reasonable. Schuyler 3548.

CLAREMONT AV., 21 (Apt. 21)—116th st. Broadway subway; comfortally furnished suite, sitting room, bedroom and private bath, for gentleman; \$18 weekly.

APARTMENTS FOR RENT.

3.4.4 rooms; new buildings on and near and rooms; state of the control of

LADY desires room in quiet house; reasonable terms; preferably East Side, above some private house; owner; references; modern private house; owner; references; mentieman.

1821. 71ST, 164 W.—Parlor, nicely furnished; electricity, running water; two gentiemen, couple.

1821. 71ST, 164 W.—Parlor, nicely furnished; electricity, running water; two gentiemen, couple.

1821. 71ST, 164 W.—Parlor, nicely furnished; electricity, running water; two gentiemen, even to appreciate; references. Schuyler 0450.

1821. 183 West.—Exclusive rooms, kentlemen; see to appreciate; references. Schuyler 0450.

1821. 184 W.—Room, convenient for 2; bath, telephone; \$10; single, \$6.

1871. 183 West.—Single hall; outside room, electricity, phone; reasonable; business entieman.

18714. 223 W.—Pleasing rooms, layatom electricity, telephone, reasonable.

ROOSEVELT apartment, 4 and 6 rooms; all modern appointments. 2 Potter place, Clifton Park, Wechawken. Inquire Supt., on electricity, telephone, reasonable to business people.

FURNISHED ROOMS TO LET.

S2D, 138 West.—Handsome porn, suranetwo, three, \$10, \$12; steam. Schuyler 6303.

Attractive front room; private family; no
other roomers, centlenaes. MANZANILLA.

Schuyler 3395.

S2D, 80 W.—Comfortable room, steam heat,
running water, electric. light.

S3D, 36 W.—Attractive, large room, private
bath; electricity: 1-2 gentlemen.

S4TH. 15 W.—Attractive room, business
speople: 82; conveniences. WAGNEU.

Schuyler \$440.

S4TH, 210 W.—Two nicely furnished rooms;
reaching water; use of kitchen.

S5TH, 210 W.—Attractive studio, private
bath; 3 gentlemen; conveniences. Schuyber 6783.

S5TH, West.—the or two rooms, kitchene; c.

private house. Schuyler 9470.

S6TH; C18 Riverside Driver,—houble room,
count; bath, housekeeping; lease; \$1.

Schu, b.

BENSONHURST-Furnished rooms, \$15 to \$25 per month; unturnished \$16 to \$15; steam heat, electric light; housekeeping; community hitchen; 30 minutes from Time-Square. Port Lowry Hotel, \$7th av., corner Grokey av. Phane Bensonhurst 015; BENSONHURST, Bay 28th Bc., 202 GRAFFy—Large, elegant room, private house; latest improvements; ideal location. Phone Rensonhurst 7190.

CARLTON AV., 267—all subways, room, private house, all conveniences. Sterling 5636.

PACIFIC ST., near Brocklyn av.—Front and back parlor, private residence, electricity, parquet Goors, furnace heat; suitable for doctor. Call Decatur 1893.

PAUK SLOPE, 91 8th Av. Single or ruits, furnished, unfurnished; parquet, het water sumply, heat, electricity; newly decorated; a minutes all subways. Sterling 3967.

VANTERBULT AV., 410.—Alouve room, electricity; suitable for two gentlemen; near subway. Prospect 6350W.

Long Island. ROCKAWAY PARK.—Furnished room; Christian gentleman; reference. Phone Belle Harbor 2014.